
S-2661
BENCYN INDUSTRIAL SUBDIVISION
3rd Primary Approval Extension Request

STAFF REPORT
April 12, 2012

S-2661

BENCYN INDUSTRIAL SUBDIVISION
3rd Primary Approval Extension Request

Staff Report
April 12, 2012

REQUEST MADE, PROPOSED USE, LOCATION:

The developer, Houghton International (represented by Tim Balensiefer with TBIRD Design Services), is making a belated request for a third extension of the original conditional primary approval granted on March 18, 1998. The second extension expired in 2007. To reactivate the preliminary plat, the developer is actually seeking three (3) 2-year extensions for this 28.19-acre industrial subdivision, located on the north side of Veterans Memorial Parkway, at the CR 460 E intersection, in Wea 12 (NE) 22-4.

STAFF COMMENTS

Following the construction plan approval in September 1998, sanitary sewer mains, water mains, drainage and the one new street were built and accepted for maintenance by the end of 1999. The first extension was granted in March 2003, extending the primary approval to March 18, 2005. On October 25, 2004, a final plat was recorded that included the street right-of-way and 2 lots on 13 of the 28 acres. Both lots have since been developed and occupied. The second extension was granted in March of 2005, which expired on March 18, 2007.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval of three 2-year extensions to **March 18, 2013**, contingent on any applicable conditions of the original primary approval (as follows):

A. Conditions

1. Except for the cul-de-sac entrance, a "No Vehicular Access" statement shall be platted along the CR 350 S right-of-way line. This restriction shall be included in the subdivision covenants as enforceable by the Area Plan Commission and irrevocable by the lot owners.
2. At the time of secondary approval, if there is a mortgage on this property, a release from the mortgage company must be obtained in order to dedicate the necessary right-of-way.

3. The sanitary sewer and water plans shall be approved by the City of Lafayette, as part of the construction plans.
4. The fire hydrants shall be approved by the Wea Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City in cooperation with the Fire Department, as part of the construction plans.
5. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to both the Tippecanoe County Soil and Water Conservation District and the County Drainage Board. The Drainage Board must approve the storm water management plan, including the Erosion and Sediment Control Plan, in writing. The approval and plan must be incorporated in, and made a part of, the construction plans.
6. All existing easements, covenants or restrictions shall be shown on the final plat(s) and referenced with the corresponding recording information (Document Number and date recorded).
7. An overall utility coordinating sheet shall be included in the construction plans. This utility sheet shall be approved and signed-off by the non-government utility companies.
8. The street addresses and County Auditor's Key Number shall be shown on the final plat.
9. The street name "JD Avenue" shall be replaced by **CR 460 E**, in the construction plans and on the final plat.